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Bobby Tittle 78-A

WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/06/06 14:54 2 pgs
Fees:13.00 Taxes:381.10
20060106-0002463

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $103,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 2005

Notary Public
My Commission expires: 2/22/2009
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan Perling	Countrywide Home Loans, Inc.	90-12-0-320.00
326 Jocelyn Hollow Dr.	4500 Park Granada	
Nashville, TN 37205	Calabasas, CA 91302-1613	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tshombe Williams**, *unmarried hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan Perling and Cindy Perling, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 46 on the plan of Charlotte Park Annex, of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 46 fronts 50 feet on the easterly side of Foundry Drive and extends back 168.8 feet on the northerly line and 166.44 feet on the southerly line to a dead line, measuring 51.5 feet thereon.

Being the same property conveyed to Tshombe Williams, by deed from Grand Canyon Properties, on December 9, 1999, of record in Instrument Number 19991214-0302690, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 90-12-0-320.00.
- Subject to all matters as shown on the Plan of record in Book 3700, page 49, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3963, page 586, Register's Office for Davidson County, Tennessee.

This is improved property known as: **530 Foundry Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this December 23, 2005.

Tshombe Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tshombe Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 23, 2005

My commission expires MAR 21 06

Notary Public

